

COUNCIL COMMUNICATION

AGENDA TITLE:

Consider the Appeal Received from Chris Keszler Regarding the Planning Commission's Denial of his Request for a General Plan Amendment to Redesignate a Portion of the Parcel Located at 451 East Turner Road (APN 015-230-28) from P-R, Planned Residential to NCC, Neighborhood/Community Commercial and to Prezone the Parcel

C-S, Commercial Shopping.

MEETING DATE:

May 5, 1993

PREPARED BY:

Community Development Director

RECOMMENDED ACTION:

That the City Council conduct a public hearing to consider the appeal of Chris Keszler regarding the

Planning Commission's denial of his request for a General

Plan amendment to redesignate a portion of the parcel at 451 East Turner Road (APN 015-230-28) from P-R, Planned Residential to NCC, Neighborhood/Community Commercial and to prezone the parcel C-S, Commercial Shopping.

BACKGROUND INFORMATION:

The Wine and Roses Country Inn is located adjacent and to the east of the proposed shopping center site. shopping center developer and the owners of the inn

proposed to integrate the two uses into a compatible site plan.

The Commercial zoning at the northwest corner of Turner Road and Woodhaven Lane was originally approved to accommodate the country inn. Shopping center development was not proposed at that time.

On March 1, 1989 the City Council denied a General Plan Amendment and rezoning for a shopping center on a 9.6 acre site at the southwest corner of the Turner Road and Woodhaven Lane-Lower Sacramento Road intersection (i.e. site of MCI building).

Section 17.84.050 of the Lodi Municipal Code provides as follows:

"Disapproval Recommendation - Appeal to Council. If the report of the Planning Commission recommends disapproval of the proposed change or amendment or reclassification, the applicant upon notification of such action may, within twenty days thereafter, appeal to the City Council. After public hearing with due notice as provided in this chapter the City Council may by a four-fifths vote of the entire council grant an appealed application and adopt by the vote an ordinance effecting such proposed changes or portions thereof."

The City Council may approve the General Plan amendment with a simple majority. However, the prezoning to C-S, Commercial Shopping, requires a four-fifths vote of the entire council.

APPROVED:

THOMAS A. PETERSON

City Manager

Appeal of Chris Keszler re clanning Commission denial of GF. amendment and Prezoning May 5, 1993 Page two

The section of the Planning Commission Minutes of March 22, 1993 which deals with these requests is attached for the City Council's information.

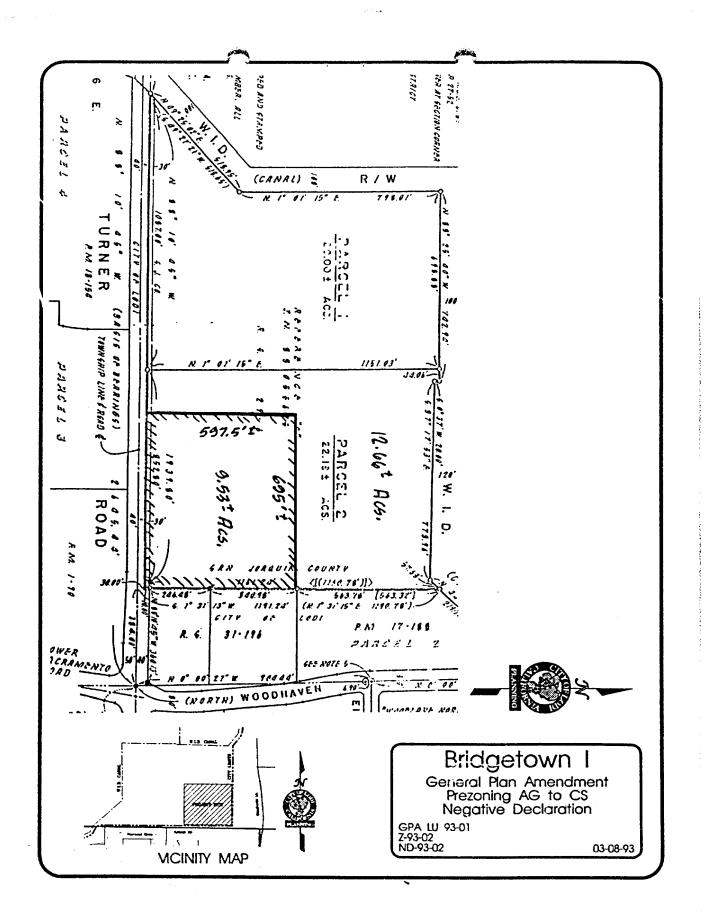
FUNDING: None required.

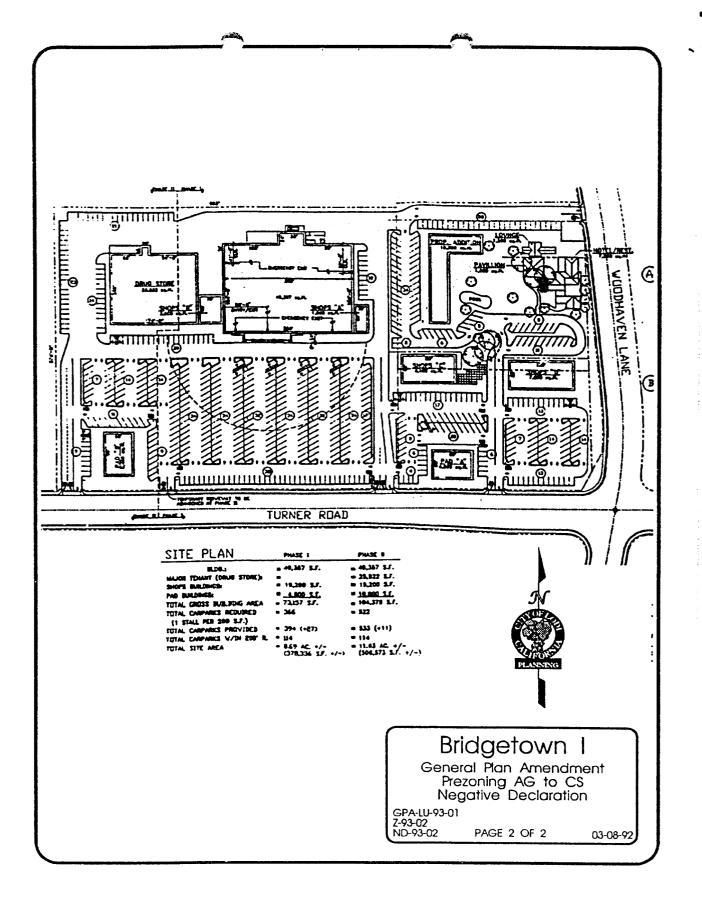
ames B. Schroeder

(Community Development Director

JBS/cg

Attachments





EXCERPTS FROM PLANNING COMMISSION MINUTES

March 22, 1993

The first public hearing was the request of Chris R. Kessler and A. Fred Baker:

- For a General Plan Amendment to redesignate the parcel at 451 East Turner Road (APN 015-230-28) from PR, Planned Residential to NCC, Neighborhood/Community Commercial;
- To prezone the parcel at 451 East Turner Road (APN 015-230-28) C-S, Commercial Shopping Center; and
- 3. To certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Senior Planner David Morimoto introduced this matter for the Planning Commission and explained that the applicants have requested an amendment to the General Plan from a designation of Planned Residential to Neighborhood Community Commercial to accommodate a commercial shopping center proposed for a 9.55 acre parcel at 451 East Turner Road (APN 015-230-28) at the northwest corner of Turner Road and Woodhaven Lane. The area would be prezoned C-S, Commercial Shopping Center. The project would include a 49,000 square foot supermarket, a 26,000 square foot drug store and several free-standing pads for smaller stores. The applicants wish to tie into the existing Wine & Roses Bed and Breakfast complex to the west. Mr. Morimeto read a letter from A. Fred Baker in support of the project.

Vice Chairman Rasmussen asked if there was a staff recommendation. Mr. Morimoto read a memorandum from the Public Works Department which dealt with possible impacts, drainage and trips generated.

Commissioner Griffith voiced concern over the need for an EIR since the general plan looked at the project area as residential not commercial, a significant change.

Commissioner Hitchcock felt a negative declaration on the project was not adequate and asked about the need for an environmental impact study. She wondered about the impact on other commercially designated land and if there could be a trade of this approximately 10 acre parcel for 10 acres of residentially designated property elsewhere in the City. Staff indicated that this would be possible if the Planning Commission and City Council felt it is warranted. Both Commissioners Griffith and Hitchcock felt there should be a new traffic and circulation study.

Commissioner Marzolf inquired what development phase the project is in and whether the rezoning would affect the phasing. Mr. Morimoto explained that the parcel currently is in Phase II of the Growth Management Plan. However, that phasing plan only applies to residential land.

Commissioner Griffith cited the time spent considering the General Plan Update and felt the designation should remain residential.

Chairman Rasmussen then opened the discussion to the public and asked if there was anyone in the audience wishing to speak in favor of the project.

The first speaker was Kris Cromwell, 2505 West Turner Road, one of the owners of Wine & Roses Country Inn. She stated she felt the project would be an asset to the community as well as being compatible with her bed and breakfast inn.

The next speaker was Del Smith, 2505 West Turner Road, one of the owners of Wine & Roses Country Inn. He stated the future of Wine & Roses Inn depends on compatible development to the west of their property and requested the Planning Commission's support for the project.

Commissioner Stafford expressed concern that the pads on the south side of the project might be occupied by fast food businesses. Mr. Smith assured him that that type of business would not be desirable.

Ron Bernasconi, 212 Evergreen, representing the applicants, felt a major anchor shopping center will improve local economy by providing 200 to 250 jobs, capturing sales tax dollars and result in reduction of cross-town trips, rather than increasing traffic in the area. Richard Prima, Assistant City Engineer, reiterated that planned improvements will provide adequate traffic handling in the nearby intersection of Turner Road and Woodhaven Lane. Mr. Bernasconi pointed out that changing the residential designation of the property to commercial will relieve overcrowding in local schools.

Commissioner Griffith felt there would only be a slight economic benefit from increased sales tax and doubted it would generate 200 to 250 full time jobs. He said 4 or 5 new shops could draw away business from the downtown area. Mr. Griffith expressed concern about possible vacant pads/stores causing the project to deterior: Mr. Bernasconi stressed that this is a quality project by local developers who would not abandon it.

Attorney Ron Stein, 5345 North El Dorado Street, Stockton, representing the applicants, stated the staff study shows little impact and questioned what issues should be addressed that require an EIR.

Steve Pechin, 323 West Elm Street, engineer for the project, agreed that the Initial Study prepared by staff indicates no significant effects and cited the Target shopping center as a comparable project that was covered by a negative declaration. He felt an EIR would be money spent uselessly.

Roger Stafford mentioned a letter that had been received from San Joaquin Partnership supporting efforts to bring jobs to the City.

Vice Chairman Rasmussen then invited those in the audience who wished to speak in opposition to the project to come forward.

Bruce Salsbury, 2501 West Turner Road, owner of the Salsbury Market in Woodlake Plaza, questioned the need for a large supermarket. He was concerned about competing with such a large store and stated he chose his location because it was in a primarily residential neighborhood.

The second speaker was Helen Stevens, 616 West Turner Road. She cited heavy traffic on Turner Road, her concern for school children going to and from school and felt there was no need for more commercial in the area.

The next speaker Buck Lucas, 18196 North Davis Road, said Lodi is losing its farm community character and didn't want to see another supermarket go in.

Victor Goehring, 19353 Del Rio Drive, Woodbridge, stated he thought a shopping center in the area of Turner and Woodhaven would generate too much traffic and urged the City to coordinate future planning with the county.

Tom Gau, 2336 Eilers Lane, felt delivery trucks and other service vehicles would disturb the neighborhood and felt a grocery store of almost 50,000 square feet was too large for the area.

Lance Selkirk, 2323 Eilers Lane, was concerned about noise generated by delivery trucks at night. He suggested a better use for the parcel would be a retirement community.

Jim Reed, 2330 Eilers Lane, said the project would increase traffic and felt it would not be good for Wine & Roses.

There being no one else in the audience wishing to speak on the matter, Vice Chairman Rasmussen closed the public portion of the hearing.

After some additional discussion, it was moved by Commissioner Hitchcock and seconded by Commissioner Griffith that the Planning Commission not recommend certifying a negative declaration on the Bridgetown General Plan Amendment and prezone request of Chris R. Keszler and A. Fred Baker. The motion failed on a 3-3 vote.

The Commissioners then discussed further the negative declaration. A motion was made by Commissioner Stafford and seconded by Commissioner Lapenta to recommend certifying a negative declaration on the Bridgetown General Plan Amendment and prezone request of Chris R. Keszler and A. Fred Baker. The motion carried by a vote of 4-2 with Commissioners Hitchcock and Griffith voting "no."

Commissioner Marzolf then moved that the Planning Commission deny the Bridgetown General Plan Amendment and prezone request or Chris R. Keszler and A. Fred Baker. The motion was seconded by Commissioner Griffith and passed by a vote of 4-2 with Commissioners Rasmussen and Stafford voting "no."

Vice Chairman Rasmussen then called for a brief recess. The meeting was reconvened after a 10 minute recess.

CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

NOTICE OF PUBLIC HEARING - AN APPEAL RECEIVED FROM CHRIS KESZLER REGARDING THE PLANNING COMMISSION'S DENIAL OF HIS REQUEST FOR A GENERAL PLAN AMENDMENT TO REDESIGNATE PARCEL LOCATED AT 451 EAST TURNER ROAD (APN 015-230-28) FROM PR, PLANNED RESIDENTIAL TO NCC, NEIGHBORHOOD/COMMUNITY COMMERCIAL AND TO PREZONE THE PARCEL C-S, COMMERCIAL SHOPPING CENTER.

PUBLISH DATES: SATURDAY, APRIL 10, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 8, 1993 ORDERED BY:

PEGGY NICOLINI DEPUTY CITY CLERK

DECLARATION OF MAILING

On April 8, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 8, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Pegg Micolini Deputy City Clerk



Carnegie Forum 305 West Pine Street, Lodi NOT. OF PUBLIC HEARING

Date: May 5, 1993

7:00 P.M. Time:

For information regarding this Public Hearing please contact:

DEMINIT A

Jennifer M. Perrin City Clerk Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

May 5, 1993

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:00 p.m.; or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

Appeal received from Chris Keszler regarding the Planning Commission's denial of his request for a General Plan Amendment to redesignate parcel located at 451 East Turner Road (APN 015-230-28) from PR, Planned Residential to NCC, Neighborhood/Community Commercial and to prezone the parcel C-S, Commercial Shopping Center.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

City Clerk

Dated: April 7, 1993

Approved as to form:

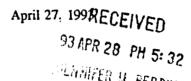
Bobby W. McNatt City Attorney

JI/CITYCLRK/FORMS/HEAR03 DOC 4/7/93

PUBLIC HEARING LIST

	AP#	Bridge Town I GPA+ Prezen		FLE /	
		OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
015	-230-28	Chrisy L Keszler et al	317 W LOSI AVE	LOGI CA	95240
		Kristin I Croniwell	2505 il Turner Rd		95242
	-21	Winex Koses Country Jun	/(/ /	/1	
	- 05	Wine + Kases Country Jun	2505 W Turnet Rd	11	
	-220 - 01	Joseph + S. Mikami	51 E TURNET Rd	Lodi	95245
	-02	Turner Kd Dev. Inc.	1110 W Kettleman Lane	11	7/
	-22	Wood bridge Irrigalion Dist	18777 NIWE Jackaujento	Woodbridge	95758
	380-32	Bobby WY MA McNatt	448 Yellowstone	,, 0	11
	33	David + Dinah Bortner	454 "	.,	_ '/
	-3 Y	Elizabeth E Ellis	478 "		
	-3!	CE Harmon et al Tr.	502 "	,,	//
	36	Annette Douthitt	524 "	.,	"
	-37	John M Hughes	550 "	, ,	"/
	- 38	James III + JA Rankin	574 "		"
	-39	Edward K + Kim, Anamizu	598 "	,1	11
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	08	Benny Ix Nancy Alt.	5-57 "	"/	
	- 09	LAKRY NY NAMEY CATTISET	533 "	//	//
	-10		509 "		//
	- //	John + Jennifer Droge	485 "	′,	11
	-/2	George & Spect et al	1808 Cape Cod Circle.	Lodi	95242
		Larry + Laura I Mindt	LIM Development form 787		95241
	-30	Bradford R + K Dates	18381 N'Lodesione	Wood pridge	95258
	-41	LARRY & LAUSS J MINUT	PD Box 782	Lodi	95241
029-	030 - 29	Western Union International Inc	971 N Lower Sucraniente Rd	Lodi	9-5242
	- 42	Brune Prowne et al	PO BOX 135	Walnutarole	95690
	-01	(1		"	11
		Del Smith	2505 W. Tuener Rd		
		RON Beenasconi	212 Evergreen	Lodi, CA	95242
		RON Stein, Aty	5345 North El Doeado Stood	Stockton, CA	95205
		steve fechin	323 W. Elm Street	Lodi, ch	92540
		Bence Salsbury	2501 West Theney look	Lodi CA	95240
		Buck Lucas	18196 N. Davis Road	Lods, CA	95042
		Helen Stevers	GIG W. Turner load	Lodi. CH	95242
		Victor Goehaina	19353 Del Rio Deive	woodbeidge	95258

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dZ	FILE #	MAILING ADDRESS	OWNER'S NAME	*4V





Mayor Phil Penino and City of Lodi Council Members City of Lodi Post Office Box 3006 Lodi, CA 95241-1910

RE: Rezoning of the northwest corner of Turner and Woodhaven Roads, Lodi, CA.

Dear Mayor Pening and Council Members:

We at Duncan, Duncan & Associates, Inc. have always supported free enterprise and believe that the efforts of Keszler-Baker Properties and Wine and Roses Country Inn to bring increased investment and jobs to our community should be approved.

Very truly yours,

DUNCAN, DUNCAN & ASSOCIATES, INC.

Christine L. Kamer Duncan

Christine L. Kramer Duncan

cc: Randy Snyder

JD/clkd

H1

Tray 4, 1993

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An unable to allend meeting toright . Seet I do support this project.



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428 W. PINE STREET • LODI, CA 95240 • 209-369-5535 4 9: 46

April 28 OFF CERK

Lodi City Council 221 W. Pine Lodi, Ca. 95240

Gentlemen;

As a local businessman and a property owner on Lower Sacramento Rd. I am very much in favor of the project: Wine and Roses Country Village.

The corner of Turner Road and Lower Sacramento Road is a prime location for commercial and business usage. The plan, that Wine & Roses developers are wanting approval on, would truely enhance the existing development. And at the same time, extend itself to the future needs of Lodians. Through this plan they can achieve the maximum use of the property without jeopardizing the romantic ambiance of the beautiful corner known to all in Lodi, as the Towne Property".

Sincerely,

Randall J. Heinitz

Broker

LAW OFFICE OF

RONALD M. STEIN

ATTORNEY AT LAW

5345 NORTH EL DORADO, SUITE 7 STOCKTON, CALIFORNIA 95207 (209) 478-2621 FAX (209) 478-3038 RECEIVED

93 HAY -5 AH 8: 55

JENNIFER H. PERRIN CITY CLERK CITY OF LODI

Note: Fax copy received on 5/3/93, 9:15 a.m.

May 3, 1993

City Council i/c Jennifer Perrin City Clerk 221 West Pine Lodi, California 95240

Request for Continuance

Dear City Council Members,

On behalf of my client Dr. Cris Keszler and Fred Baker, I respectively request a continuance of Item One on the Wednesday May 5, 1993, City Council Agenda entitled:

The Appeal from the Planning Commission's denial of their request for a General Plan Amendment to Redesignate a portion of the parcel located at 451 East Turner Road, (APN 015-230-28) from P-R, Planned Residential to NCC, Neighborhood Community Commercial and to Prezone the Parcel C-S, Commercial Shopping.

I would ask that this matter be continued until the City Council Meeting of May 19,1993.

The purpose of the request for the continuance is to respond to some of the concerns raised at the Planning Commission hearing on this item. Thank you in advance for your consideration of this matter.

Sincerely Yours,

Ronald Mark Stein

BRIDGETOWNE LIMITED PARTNERSHIP 317 West Lodi Avenue Lodi, California 95240

(209) 333-2881

RECEIVED 93 MAY -5 AH 8: 43

PERRIN

May 3, 1993

City Council CITY OF LODI P.O. Box 3006 Lodi, Ca 95240

RE: COUNCIL COMMUNICATION REGARDING THE APPEAL FROM CHRIS KESZLER FOR A GENERAL PLAN AMENDMENT TO REDESIGNATE A PORTION OF THE PARCEL LOCATED AT 451 EAST TURNER ROAD FROM PLANNED RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL

Dear Mayor and Councilmen:

Thank you for meeting with our representatives last week to discuss the merits of our Appeal. We feel our project is consistent with the general welfare and deserving of your support. Accordingly, we would like to clarify and expand upon some of the issues addressed in your recent Council Communication.

Since July of 92 we have been working closely with your Staff and agree with your Staff's Initial Study, which indicates there are no significant impacts associated with the rezoning. Please note, at the Planning Commission hearing, in response to Vice Chairman Rasmussen's request for a recommendation; your Staff recommended the filing of a negative declaration by the Community Development Director as adequate environmental documentation.

Then, Dave Morimoto read a Memorandum from Jack Ronsko indicating Public Works had determined that adequate utility facilities had been constructed to accommodate the rezoning. Further, the Memorandum indicated roadway improvements planned for Turner and Lower Sacramento Roads would provide adequate capacity for the rezoning. Attached is Jack Ronsko's Memorandum.

Finally, it is important to note that Commissioners Stafford and Rasmussen acknowledged the need for flexibility in a General Plan and additional commercial zoning in Northwest Lodi from a long-term perspective.

We appreciate your consideration of this additional information and look forward to working with the City to enhance the quality of life we enjoy in Lodi as a result of your fine efforts.

Yours very truly,

CHRIS R. KESZLER

Chris R. Kingler

EXCERPTS FROM PLANNING COMMISSION MINUTES

March 22, 1993

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- For a General Plan Amendment to redesignate the parcel at 451 East Turner Road (APN 015-230-28) from PR, Planned Residential to NCC, Neighborhood/Community Commercial;
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Commissioner Marzolf then moved that the Planning Commission deny the Bridgetown General Plan Amendment and prezone request of Chris R. Keszler and A. Fred Baker. The motion was seconded by Commissioner Griffith and passed by a vote of 4-2 with Commissioners Rasmussen and Stafford voting "no."

Vice Chairman Rasmussen then called for a brief recess. The meeting was reconvened after a 10 minute recess.

MEMORANDUM, City of Lodi, Public Works Department

TO:

Community Development Director

FROM:

Public Works Director

DATE:

March 19, 1993

SUBJECT: Bridgetown Rezoning

RECEIVED

MAR 19 1993



COMMUNITY DEVELOPMENT DEPARTMENT

We have met with the project engineer and reviewed our concerns over drainage and wastewater capacity. The trunk lines and basin were originally sized with the Park West development the downstream portions of the facilities have been constructed. Based on the conservative land use assumptions for the Towne Ranch and Bridgetown areas we made at that time and the fact that Towne Ranch has been approved with only low-density development, these facilities can accommodate the increase in runoff and wastewater from the proposed rezoning. In addition, we asked the engineer to recheck the calculations for the Towne Ranch facilities; he found that no changes are needed.

The net traffic generation increase for this rezoning is approximately 1800 vehicles per day. With the planned roadway improvements for Turner Road and Lower Sacramento Road, adequate capacity will be available for this project.

There will be some local access issues that will need to be resolved at the site plan review stage.

Jack L. Ronsko

Public Works Director

JLR/RCP/rcp

co: Associate CMI Engineer - Development Services Seumbsch & Piezze

BRIDGTN.DOC

DECLARATION OF MAILING

On May 7, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

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I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 7, 1993, at Lodi, California.

Jennifer M. Perrin

City Clerk

Peggy Nicolini Deputy City Clerk



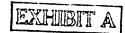
CONTINUED TICE OF PUBLIC HEARING

Date: May 19, 1993

Time: 7:00 p.m.

For information regarding this Public Hearing Please Contact:

Jennifer M. Perrin City Clerk Telephone: 333-6702



CONTINUED NOTICE OF PUBLIC HEARING

May 19, 1993

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a) Appeal received from Chris Keszler regarding the Planning Commission's denial of his request for a General Plan Amendment to redesignate parcel located at 451 East Turner Road (APN 015-230-28 from PR, Planned Residential to NCC, Neighborhood/Community Commercial and to prezone the parcel C-S, Commercial Shopping Center.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Jennifer M. Perrin

City Clerk

May 5, 1993

Dated:

Approved as to form:

Bobby W. McNatt City Attorney

PUBLIC HEARING LIST

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DECLARATION OF MAILING

On May 7, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 7, 1993, at Lodi, California.

Jennifer M. Perrin

City Clerk

Peggy Nicolini Deputy City Clerk



CONTINUED TICE OF PUBLIC HEARING

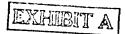
Date: May 19, 1993

Time: 7:00 p.m.

For information regarding this Public Hearing Please Contact:

Jennifer M. Perrin City Clerk

Telephone: 333-6702



CONTINUED NOTICE OF PUBLIC HEARING

May 19, 1993

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:00p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a continued public hearing to consider the following matter:

a) Appeal received from Chris Keszler regarding the Planning Commission's denial of his request for a General Plan Amendment to redesignate parcel located at 451 East Turner Road (APN 015-230-28 from PR, Planned Residential to NCC, Neighborhood/Community Commercial and to prezone the parcel C-S, Commercial Shopping Center.

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By Order Of the Lodi City Council:

Jennifer M. Perrin

City Clerk

May 5, 1993

Dated:

Approved as to form:

Bobby W. McNatt

City Attorney

PUBLIC HEARING LIST

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CITY OF LODI

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PO. BOX 3006
LODI, CALIFORNIA 95241-1910

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